

U. 252 207

751/07

Acerno: 770

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

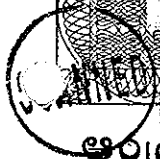


ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

C 603664

S.No. 758
 Date: 20/12/2006
 Name: D. Phani Kumar
 S/o. D/o. Dr. Murthy
 For Whom: Mehta & Modi Homes

K. Srinivas
K. SRINIVAS
 S.V.L. No. 26/98, R.No. 39/2004
 City Civil Court,
 SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 18th day of December, 2006 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 36 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 56 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

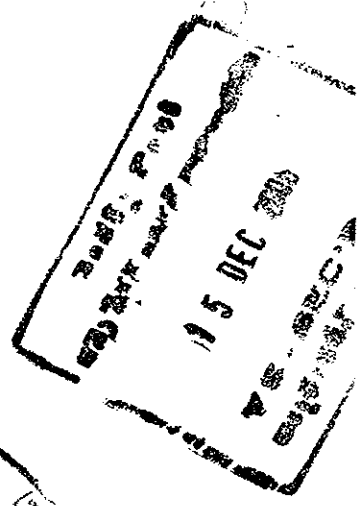
IN FAVOUR OF

MRS. AASOORI RAGHAVAN RAJALAKSHMI, WIFE OF MR. M. N. GOPI, aged about 33 years, residing at 102, Vignan Towers, Plot No. 63, A. S. Rajunagar, Kukatpally, Hyderabad – 500 072, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes
[Signature]
 Partner

For Mehta and Modi Homes
[Signature]
 Partner

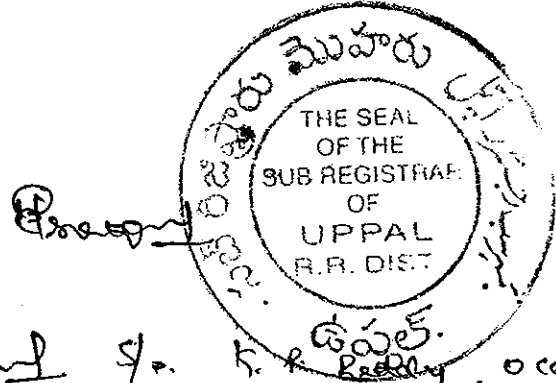
వ తుస్తకము. 7. ఏ. ఏ. స. పు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 10... ఈ కాగితపు పరుస
 సంఖ్య.....



2007 వ సం||... కుందూరి... నెల... తది
 192 లో వ.శ.శా... మాసము... తది
 పగలు... మరియు... గంటల మధ్య
 ఉప్పుల్ సబ్-రెజిస్ట్రారు అఫీసులో

సబ్-రెజిస్ట్రారు

శ్రీ... K. Narasingh Reddy...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ప్ర-ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ||... చెల్లించినారు.
 Receipt No... Dt...
 S.B.H., Habsiguda Branch, Sec'bad



శ్రీ... యుద్ధిసట్లు ఒప్పుకొన్నట్లు
 ఎడమ ప్రతిపక్షవేలు

Presented by K. R. Reddy, occ. Service
 No. 2-2-64/10/24, Amberpet, Hyderabad,
 through attested QPA for Presentation of
 Document. Vide doc. no. 201/BR/1/04
 at SRO, Uppal.

విరూపింపినది.

①

K. Narasing Reddy No. Narasing Reddy occ. Business
 No. Flat no. 101, 5th floor Apts. Nagole,
 Hyderabad.

② H. PANANI KUMAR & KRISHNA Business
 Uppal

2007 వ. సం||... కుందూరి... నెల... తది
 192 లో వ.శ.శా... మాసము... తది

సబ్-రెజిస్ట్రారు

WHEREAS:

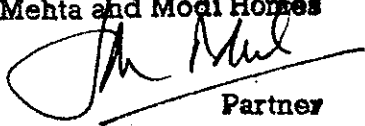
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds.
7.	2557/2004	01/03/2004	202 Sq. Yds.
8.	2558/2004	01/03/2004	202 Sq. Yds.
9.	2559/2004	01/03/2004	202 Sq. Yds.
10.	2560/2004	01/03/2004	202 Sq. Yds.
11.	11573/2004	23/11/2004	Ac. 0-38 Gts.
12.	1655/2005	21/02/2005	Ac. 0-25 Gts.
13.	2247/2005	11/03/2005	Ac. 1-22 Gts.
14.	4973/2005	21/05/2005	Ac. 0-15 ½ Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 ½ Gts.

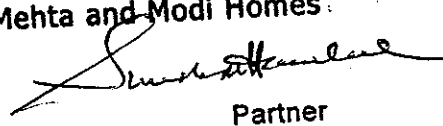
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deeds which were executed by Sri Kasula Shankar Goud, S/o. Sri Rajaiah and Sri P. Sanjeeva Reddy, represented by its Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud.
- D) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

Page 2

1 వ పుస్తకము: 7.5.1. సం॥
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 1... ఈ కాగితపు వరుస
 సంఖ్య..... 2.....

పబ్-రిజిస్ట్రార్

Instrument Under Section 42 of Act II of 1897
 No. 751 of 2007 Date 18/1/07

I hereby certify that the proper deficit
 stamp duty of Rs. 20060 Rupees Twenty Thousand
 Sixty Rupees only
 has been levied in respect of this instrument
 from Sri. K. G. S. Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 1936000 being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

18/1/07

Sub Registrar
 and Collector U/S 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

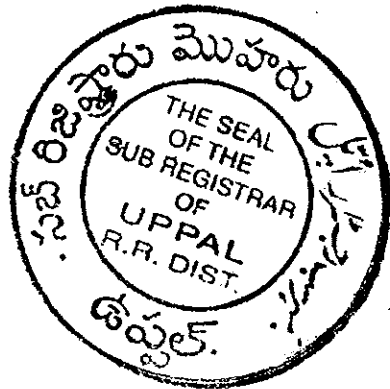
An amount of Rs. 39320 towards Stamp Duty
 Including Transfer duty and Rs. 1120
 towards Registration Fee was paid by the party
 through Challan Receipt Number 168445
 Dated 12/1/07 at SRI Habsiguda Branch Secbad

S.B.H. Habsiguda
 A/c No. 01000050700
 S.R.O. Uppal

NOTE: Construction Agreement filed
 along with this sale deed for

Rs. 1936000 and Stamp duty
 Paid Rs. 193600/00 on 18/1/07

SUB REGISTRAR

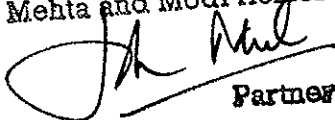


- E) The Vendee is desirous of purchasing a plot of land bearing no. 207, admeasuring 224 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,24,000/- (Rupees Two Lakhs Twenty Four Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

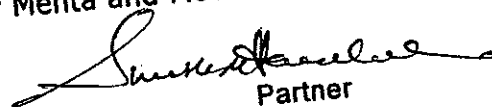
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

- a. The Vendor do hereby convey, transfer and sell the Plot No. 207, admeasuring 224 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 2,24,000/- (Rupees Two Lakhs Twenty Four Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Plot.
3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Plot it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Plot unto and in favour of the Vendee in the concerned departments.
6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Plot payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
7. Stamp duty and Registration amount of Rs. 40525/- is paid by way of challan no. 1084 dated 12.1.07, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

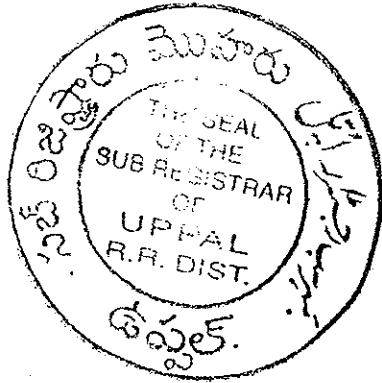
1 వ పుస్తకము...7.5.1/సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...డి...ఈ కాగితపు వరుస
సంఖ్య...3.....



పబ్-రిజిస్ట్రార

1 వ పుస్తకము సం|| (శా.శ) పు...7.5.1/67...
నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నింబరు...7.5.1...1-200 కనవడమైన
200 సం||...18...18...18...18


రిజిస్ట్రారు





SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 207, admeasuring about 224 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

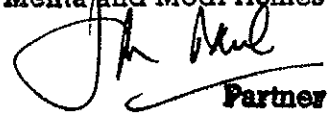
North	Plot No. 208
South	Plot No. 206
East	Plot No. 204
West	40' wide road

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

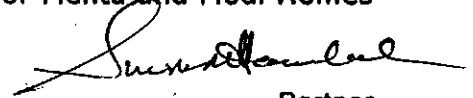
1. 
2. 

For Mehta and Modi Homes

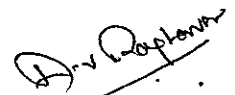


Partner
(Soham Modi)
VENDOR

For Mehta and Modi Homes



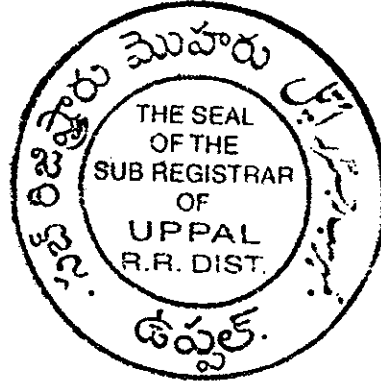
Partner
(Suresh U Mehta)
VENDOR



VENDEE

1 వ పుస్తకము..7.5.1...సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...శీ...ఈ కాగితపు పరుస
సంఖ్య.....4.....


పబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 207, FORMING A PART

IN SURVEY NO. 291

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR: M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

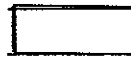
2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: MRS. AASOORI RAGHAVAN RAJALAKSHMI, WIFE OF MR. M. N. GOPI

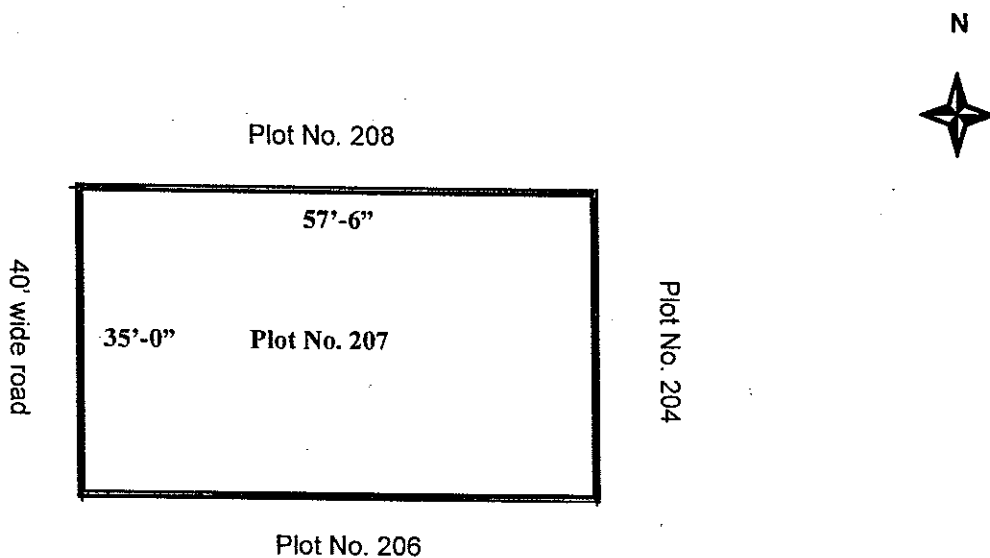
REFERENCE:
AREA: 224

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

WITNESSES:

1. *[Signature]*


2. *[Signature]*

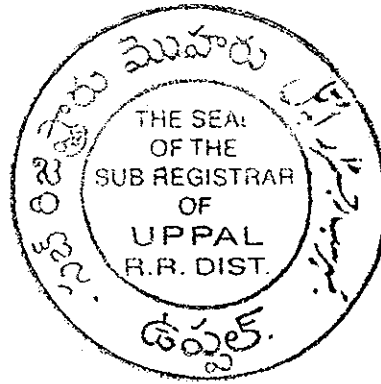
SIG. OF THE VENDOR

[Signature]

SIG. OF THE BUYER

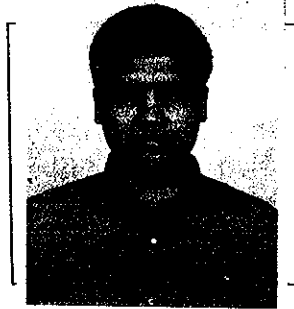
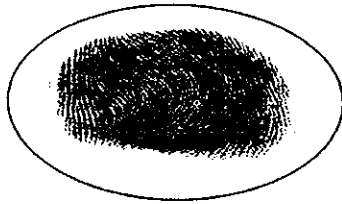
1 వ పుస్తకము. 11/1/19...సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... రీ... ఈ కాగితపు వరుస
సంఖ్య.....


సబ్-రెజిస్ట్రార్



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

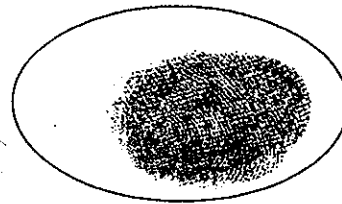
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

M/S. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS PARTNERS.

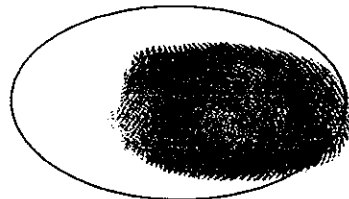
1. MR. SOHAM MODI
S/O. MR. SATISH MODI



2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.

GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4, 3RD FLOOR
SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 003.



SIGNATURE OF WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

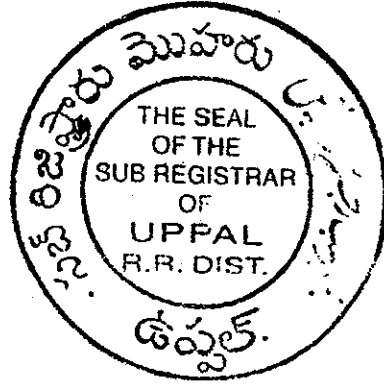
Partner

For Mehta and Modi Homes

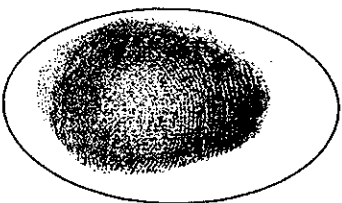
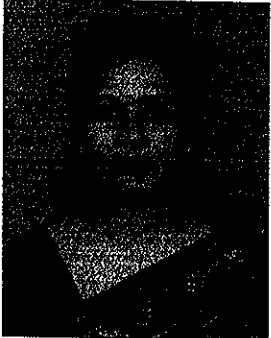
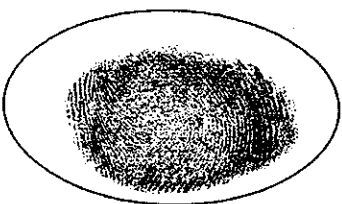
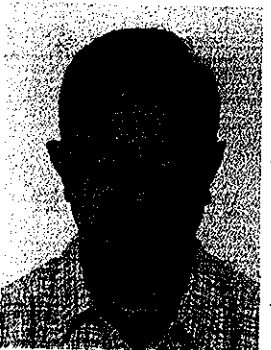
Partner
SIGNATURE OF EXECUTANTS

1 వ పుస్తకము..7.5.1/...సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...డి....ఈ కాగితపు వరుస
సంఖ్య.....6.....



పబ్లికేషన్





**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>PURCHASER:</u></p> <p>MRS. AASOORI RAGHAVAN RAJALAKSHMI W/O. MR. M. N. GOPI R/O. 102, VIGNAN TOWERS, PLOT NO. 63 A.S. RAJUNAGAR, KUKATPALLY HYDERABAD - 500 072.</p>
			<p><u>REPRESENTATIVE:</u></p> <p>MR. A. V. RAGHAVAN S/O. MR. A. S. V. CHARY R/O. 102, VIGNAN TOWERS, PLOT NO. 63 A.S. RAJUNAGAR, KUKATPALLY HYDERABAD - 500 072.</p>

SIGNATURE OF WITNESSES:

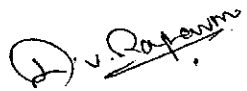
1. 
2. 

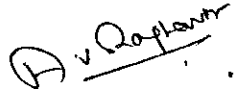
For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner
SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

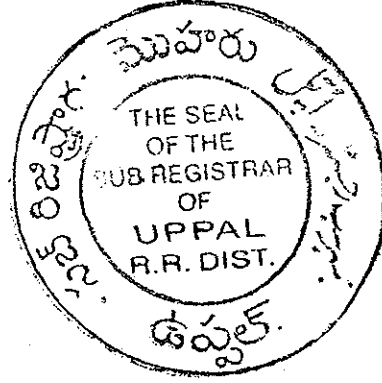
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, A. V. Raghavan, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE


SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము..7.5.1/సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...రీ...ఈ కాగితపు వరుస
సంఖ్య.....

~~పబ్లికేషన్~~



444564/03


	Class Of Vehicle	Validity
Non-Transport	MCWG	10/08/2008
Transport		
Hazardous Validity		
Badge No:		
Original No.	29446/SD/1983DD	
Original LA	SECUNDERBAD, ANDHRA PRADESH	
DOB	07/01/1947	
Blood Gr.		
Date of 1st Issue	11/08/1983	

INDIAN UNION

ANDHRA PRADESH

DRIVING LICENCE

DLRAPH20102190002



RANGA RAO A N
 A S U CHARI
 FLAT NO 102, APPT NO 63
 UJANM TOWER, A.S. RAJU HOUS
 KURATLA
 RANGA REDDY DIST

Signature

ISSUED ON: 11/08/2003

RTA-RANGA REDDY

1 వ పుస్తకము. 2వ. /...సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య....ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రారు

